

# **Jefferson City Board of Adjustment**

**December 8, 2015**

**Case No. B15005  
Helias Catholic High School  
Edward J. Twehous, Chairman of Building and Grounds  
1200 Myrtle Avenue**

**Conditional Use Permit**

**STAFF REPORT**  
**BOARD OF ADJUSTMENT – CITY OF JEFFERSON, MISSOURI**  
**December 8, 2015**

**Case No. B15005 – 1200 Myrtle Ave; Conditional Use Permit for Expansion of Private School.** Application filed by Helias High School for a conditional use permit to expand private high school facilities on approximately 14.5 acres including construction of a sports complex. The property is located on the northwest corner of Myrtle Avenue and Swifts Highway and is described as part of lots 13, 14 and 15 of Swift and Thompson's Subdivision, and all of lots 1 thru 10 of Block 17, all of lots 1 thru 14 of Block 18, and part of vacated Morris Street and vacated Elizabeth Street of Morris and Edmonds Subdivision, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

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**PUBLIC NOTICE**

By publication in the newspaper, letter to adjacent and affected property owners within 185 feet, and by property sign posting.

**NATURE OF REQUEST**

The applicant is requesting approval to expand private high school facilities onto adjacent property across Myrtle Avenue. Private schools, including associated facilities such as parking lots and sports fields, are a conditional use of the RS-2 zoning of the property.

The conditional use site plan envisions construction of a football stadium, tennis courts, soccer field, and track and field facilities. Several parking areas, locker rooms, and a 4 story press box for the football field and smaller press box for the soccer field are included in the plans.

**ZONING AND SURROUNDING LAND USE**

The subject property is zoned RS-2 Single Family Residential.

	Surrounding Zoning	Surrounding Uses
North	RA-2	Housing Authority Office
South	RS-2	Single Family Residential
East	PUD	Villa Panorama Condominium Complex
West	RS-2	Church

**STAFF ANALYSIS**

The conditional use site plan is preliminary in nature. Final site details would need to be submitted to city staff for review and administrative approval pending approval of the conditional use permit governing the land use approval and general layout of the proposed development.

Traffic access to the site is indicated off of Myrtle Avenue and from Swifts Highway via the adjacent Capital City Christian Church property to the west. Traffic volumes for the sports complex, while difficult to quantify, are not expected to exceed traffic volumes generated by the existing high school use and would likely occur at off peak times (different times from the normal morning/afternoon traffic associated with the school). Final review of traffic circulation plans, driveway locations, pedestrian circulation, etc, would be conducted administratively during review of the final site plan for the development.

Lighted athletic fields are required to be separated from adjacent residential property by a Type C Bufferyard. Adjacent property to the north is in use as an office for the Jefferson City Housing Authority, and a bufferyard would not be necessary for screening purposes from this commercial use. Adjacent property to the west is in use as a church, and the church has reviewed the plans and is in support of the project. Two single family residential properties have yet to be acquired by Helias, and the project is designed around these properties. While fencing associated with the bufferyard requirement would provide essentially zero screening of the athletic fields due to the terrain (the



houses sit about 40 feet above the level of the football field), bufferyard separation requirements should still apply.

Outdoor lighting for athletic fields are limited to a maximum height of 80 feet and cannot shed more than two footcandles of light upon the abutting property. The plan indicates that outdoor lighting will be designed so as to minimize spillover light onto neighboring properties.

Noise regulations, contained in Chapter 21 of the City Code, do not apply to activities conducted by public or private schools upon their property.

**CONDITIONAL USE PERMIT FINDINGS**

This application is subject to the required findings for conditional use permits outlined in Section 35-73.A of the Zoning code.

Staff analysis of required findings:

<b>Finding</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
The proposed use is consistent with the goals, objectives, and policies of the Comprehensive Plan.	X		Enhancement of the recreational and cultural climate of the City is a land use goal of the Comprehensive Plan.
The proposed use complies with all applicable provisions of the zoning district regulations and conforms to the general intent and purpose of the Zoning Ordinance	X		With the exception of separation requirements associated with bufferyard requirements, there are no known conflicts with the Zoning Code. Final site plan review would be undertaken in order to ensure compliance with all applicable City Code requirements.
The proposed use complies with all fire, health, building, plumbing, electrical and stormwater drainage regulations of the City and regulations of County, state and federal agencies.	X		There are no known conflicts with applicable regulations. Final site plan and building plan review would be undertaken in order to ensure compliance with all applicable regulations.
The proposed conditional use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.	X		The site is a logical expansion of the existing Helias High School facilities, sited on property that has remained vacant for many years and separated from most adjacent residential uses by street right of way.
The proposed use is compatible with and preserves the character and integrity of adjacent development and includes improvements to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.	X		The applicant has sought out comments from surrounding property owners and the site is separated from most of the surrounding properties by public streets.
The proposed use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.	X		The site is accessed by a collector street and the expected traffic volumes would occur at off peak times and are not anticipated to exceed existing traffic volumes in the area.
Adequate utilities exist to serve the proposed conditional use.	X		The area is served by adequate utilities.

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**STAFF ANALYSIS OF REQUIRED FINDINGS**

The required findings appear to be met subject to review of site plan details by city staff after final design of the site. The sports complex expansion of Helias High School is separated from most adjacent residential uses by City streets and the high school has sought out comments from neighbors and surrounding property owners. The site is a logical expansion of the existing Helias High School facilities and would enhance the athletic opportunities of students with comparably limited impacts on surrounding properties.

**FORM OF MOTION**

Motion for approval of the proposed conditional use permit for an expansion of private high school facilities subject to the following conditions.

1. Compliance with bufferyard separation requirements for remaining adjacent single family properties (barrier feature not required due to terrain).
2. Submittal of final site plan for administrative review by City Staff to ensure compliance with applicable city code requirements.



## CONDITIONAL USE FINDINGS

### General Findings Section 35-73.A.4

The Board shall find for all Conditional Uses, or establish provisions therefor, that the Conditional Use will:

a.	The proposed use is consistent with the goals, objectives and policies of the Comprehensive Plan; and	YES	NO
b.	The proposed use complies with all applicable provisions of the zoning district regulations and shall conform to the general intent and purpose of the Zoning Ordinance; and		
c.	The proposed use complies with all fire, health, building, plumbing, electrical and stormwater drainage regulations of the City and regulations of County, state and federal agencies; and		
d.	The proposed conditional use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and		
e.	The proposed use is compatible with and preserves the character and integrity of adjacent development and includes improvements to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods; and		
f.	The proposed use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood; and		
g.	Adequate utilities exist to serve the proposed conditional use.		

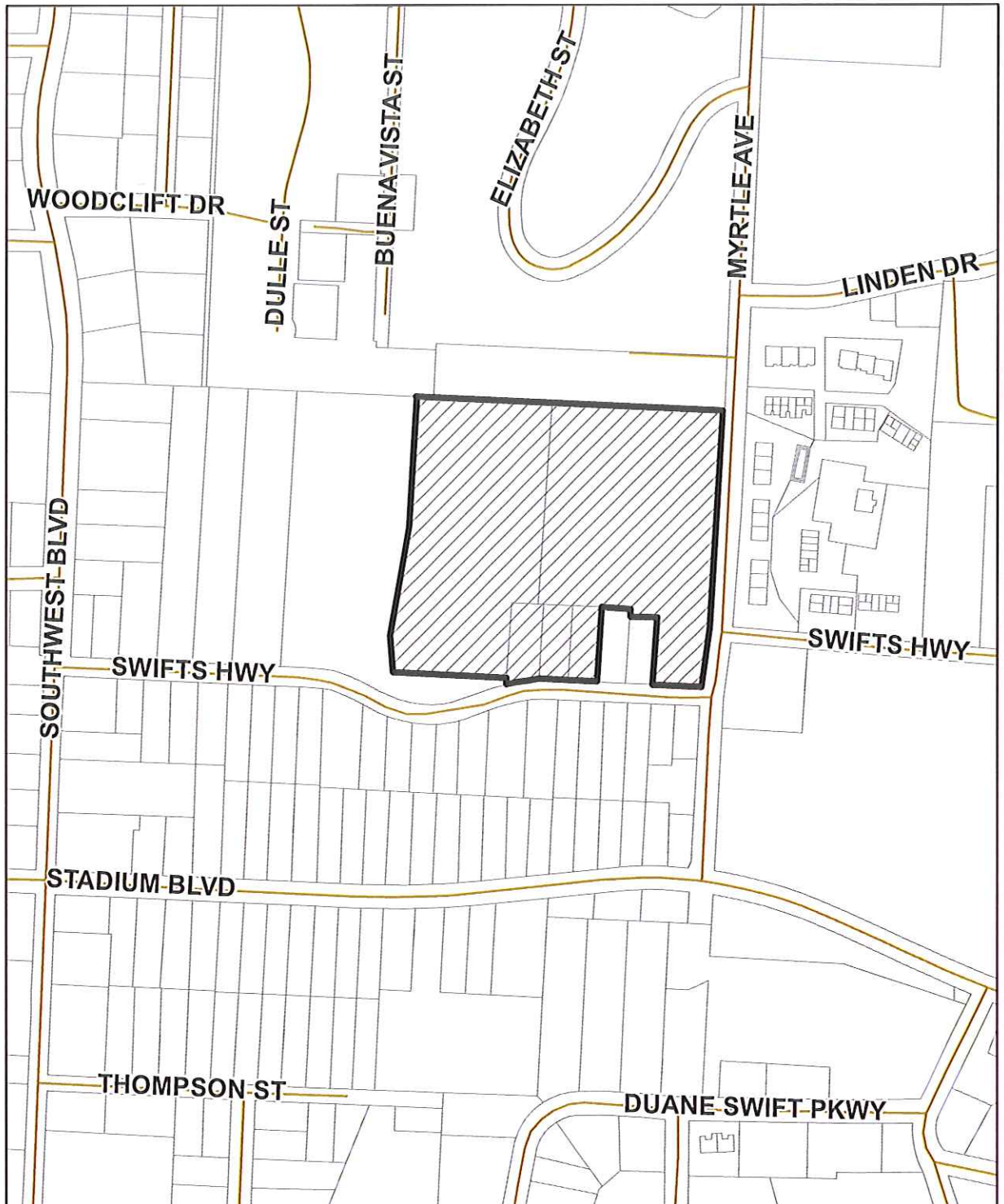
### Conditions Section 35-73.A.5

The Board may impose conditions to ensure that the Conditional Use will not:

		YES	NO
a.	No conditional use shall be enlarged, extended, increased in intensity or relocated unless an application is made for a new Conditional Use Permit in accordance with the procedures set forth in this Section.		
b.	Development of the use shall not be carried out until the applicant has secured all the permits and approvals required.		
c.	Signage for the use may be limited to protect the neighborhood character. A residence in which one or more home occupations has been permitted shall be limited to one sign, attached to the building, with a maximum size of one square foot, regardless of the number of home occupations operated from the residence.		
d.	Due to the operational intensity and nature of the proposed use and the physical development characteristics, the height, bulk and lot coverage, shall be as specified in the permit.		
e.	The building materials and architectural style of the building and related structures shall be consistent with and similar to those of adjacent buildings and as specified in the permit.		
f.	The Board may determine the type and extent of the bufferyard, and whether a bufferyard is required to mitigate impacts of a proposed conditional use upon adjacent properties, using Section 35-59 as a guide.		

# City of Jefferson Board of Adjustment

## VICINITY



Case No. B15005  
Conditional Use Permit  
Private High School Sports Complex  
1200 Myrtle Ave.

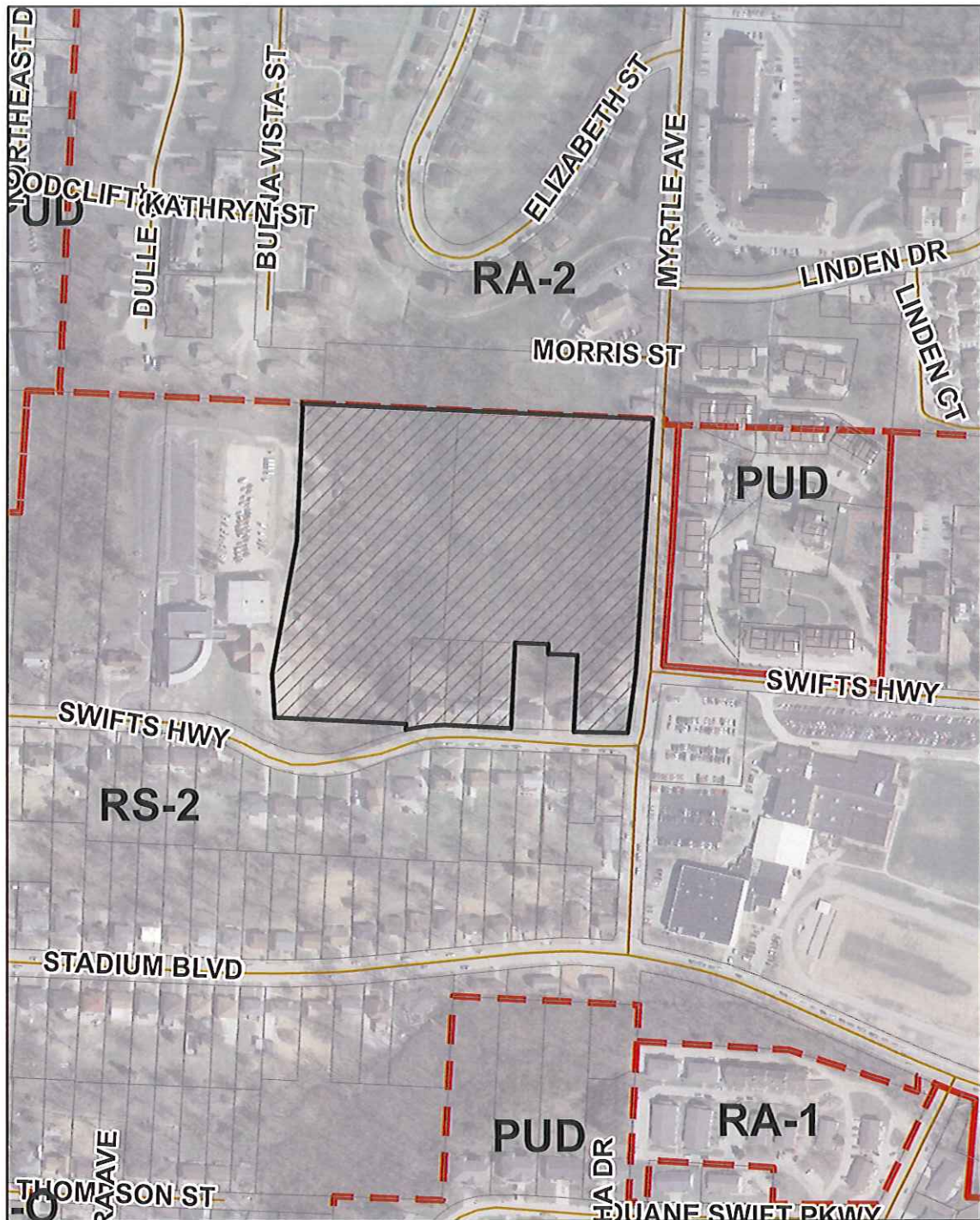
0 137.5 275 550 Feet



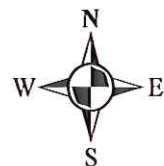


# City of Jefferson Board of Adjustment

## LOCATION MAP



0 130 260 520 Feet



Case No. B15005  
Conditional Use Permit  
Private High School Sports Complex  
1200 Myrtle Ave.



# APPLICATION TO THE BOARD OF ADJUSTMENT

City of Jefferson  
Department of Planning & Protective Services  
320 East McCarty Street  
Jefferson City, Missouri 65101  
Phone (573) 634-6410 Fax (573) 634-6457

Date filed:

1. The undersigned hereby request(s) the following:  
☒ Appeal (Section 35-73C)  
☐ Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)  
☐ Variance (Section 35-73B; Section 35-71, Site Plan)  
☐ Chapter 3, Advertising and Signs: Conditional Use Sign Permit  
☐ Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations  
☐ Other (including Interpretations; please describe in #2 below)
2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).  
Construct a Sports Complex for Helias Catholic High School on property owned by the School at the northwest Corner of Myrtle and Swifts Highway on property Zoned RS-2 and RA-2.  
(See Attached Site Plan).
3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).  
A. Street Address: 1305 Swifts Highway 1200 Myrtle Ave.  
B. Property Description: See Attached
4. A site plan in accordance with Section 35-71 is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications. A check in the amount of \$206.00\* payable to the "City of Jefferson" for the application filing fee must be attached to this application. \*Approved by the City Council on May 28, 2013
5. Variance applicants must complete the attached Variance Affidavit. Each question must be answered and the affidavit must be signed by the applicant(s) and notarized.
6. The undersigned certify to be all of the owner(s) of the above described property. (All owners of this property must sign and the signatures must be notarized).

Edward J. Twehous, Chairman of Building and Grounds

Property Owner Name (type or print)

  
Property Owner Signature

Property Owner Name (type or print)

GREGORY DORGE  
Subscribed and sworn to before me this  
STATE OF MISSOURI  
Cole County  
Commission # 11207069  
My Commission Expires: 08/20/2015

Property Owner Signature

12th day of FEBRUARY, 2015



Notary Public

Applicant (if different from property owner):

Name

Address

Phone Number

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business







## Barron, Eric

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**From:** Brian McMillian <bmcmillian@cmps-inc.com>  
**Sent:** Wednesday, November 18, 2015 6:27 PM  
**To:** Barron, Eric  
**Subject:** Fwd: Helias CUP Permit

See response to your question from Helias....

Sent from my iPhone

Begin forwarded message:

**From:** Edward J Twehous <[ed.twehous@twehous.com](mailto:ed.twehous@twehous.com)>  
**Date:** November 18, 2015 at 6:22:31 PM CST  
**To:** "Brian McMillian" <[bmcmillian@cmps-inc.com](mailto:bmcmillian@cmps-inc.com)>  
**Cc:** "Mike Bates" <[mbates@cmps-inc.com](mailto:mbates@cmps-inc.com)>, Cary Gampher <[CGampher@thearchitectsalliance.com](mailto:CGampher@thearchitectsalliance.com)>  
**Subject:** RE: Helias CUP Permit

Brian

We've notified and personally talked to all of the neighbors immediately adjacent to the sports complex...none have expressed any major concerns. I expect that we will end buying all of the houses adjacent to the project.

We've held a couple of public forums at the campus and some of the neighbors have shown up. We've only had one complainer at those meetings and his complaint was with the "way our students drive" ...not the project. We had a few neighbors from directly across Swifts from the project at our events and there were no concerns expressed. We've spoke with a few of the people in Villa Panorama development and we've had no concerns expressed.

Capital City Christian Church is in full support of our project and we have that in writing.

Alan Pollok with the Jefferson City Housing Authority stated that he and his board were fully supportive of the project the last time I spoke with him. Their only concern is access across the old Morriss Street easement and we fully intend to honor that commitment.

The neighbors on Carter Street are all aware of the changes to the football field and that it will become a baseball field. There have been no concerns expressed at this time.

The project has been written up in the local newspaper several times, we've hand delivered brochures showing the project details to the neighbors, we've held two public comment forums and a couple of more informational forums. I think we've been talking about this for so long everyone has come to accept the fact that this is happening.... but that doesn't keep someone from coming up with a new concern.

*Edward J Twehous, Vice President  
Twehous Excavating Company Inc*



## PROPERTY BOUNDARY DESCRIPTION for Board of Adjustment

Helias Sports Complex – Northwest Corner of Myrtle and Swifts Highway

### TRACT 1

Part of Lots 13, 14 and 15 of Swift and Thompson's Subdivision of record in Plat Book 1, page 9, Cole County Recorder's Office, being situated in the Northeast Quarter of the Northwest Quarter of Section 13, Township 44 North, Range 12 West; All of Lots 1 thru 10 of Block 17, all of Lots 1 thru 14 of Block 18, part of the vacated street right-of-ways known as Morris Street and Elizabeth Street of the Morris and Edmonds Subdivision of record in Plat Book 2, page 19, Cole County Recorder's Office, being situated in the Southeast Quarter of the Southwest Quarter of Section 12, Township 44 North, Range 12 West, all in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the Northeast corner of Lot 15 of the aforesaid Swift and Thompson's Subdivision being common to the northeast corner of the Northwest Quarter of said Section 13, Township 44 North, Range 12 West; thence N87°06'40"W, along the Section Line, 30.00 feet to a point on the westerly line of the Myrtle Street Right-of-way at the southeasterly corner of Lot 1 of Block 18 of the aforesaid Morris and Edmonds Subdivision and the POINT OF BEGINNING for this description; thence continuing N87°06'40"W, along the Section Line, 15.00 feet to the westerly line of the Myrtle Street right-of-way as conveyed to the City of Jefferson, Missouri, by Special Easement for Road described in Book 213, page 378, Cole County Recorder's Office, being common to the easterly boundary of Tract 1 of the property described by deed of record in Book 557, page 89, Cole County Recorder's Office; thence S2°48'38"W, along said Myrtle Street right-of-way line, described in Book 213, page 378 and along the easterly boundary of said Tract 1 of the property described in Book 557, page 89, 50.00 feet to the southeasterly corner thereof, being a point on the northerly boundary of the property described by deed of record in Book 550, page 916, Cole County Recorder's Office; thence S87°06'40"E, along said Myrtle Street right-of-way line, described in Book 213, page 378 and along the northerly boundary of said property described in Book 550, page 916, 5.00 feet to the westerly line of the Myrtle Street right-of-way as conveyed to the City of Jefferson, Missouri, by Special Easement for Road described in Book 213, page 376, Cole County Recorder's Office; thence S2°48'38"W, along said Myrtle Street right-of-way line, described in Book 213, page 376, 648.00 feet to a point on the southerly line of the aforesaid Lot 15 of Swift and Thompson Subdivision, being 40.00 feet westerly from the southeasterly corner thereof, on the southerly boundary of the aforesaid property described in Book 550, page 916, common to the northerly line of the 50.00 foot wide street right-of-way known as Swifts Highway; thence, along the boundary of said property described in Book 550, page 916, the following courses: N87°10'20"W, along said Swifts Highway right-of-way line, being the southerly line of said Lot 15 of Swift and Thompsons Subdivision, 134.79 feet to the southeasterly corner of the property described by deed of record in Book 603, page 420, Cole County Recorder's Office; thence N2°47'54"E, along the easterly boundary of said property described in Book 603, page 420, 170.00 feet to the northeasterly corner thereof; thence N87°10'20"W, along the northerly boundary of said property described in Book 603, page 420, 68.00



feet to the northwesterly corner thereof and said corner being on the easterly boundary of the property described by deed of record in Book 571, page 238, Cole County Recorder's Office; thence  $N2^{\circ}47'54''E$ , along the easterly boundary of said property described in Book 571, page 238, 20.00 feet to the northeasterly corner thereof; thence  $N87^{\circ}10'20''W$ , along the northerly boundary of said property described in Book 571, page 238, 75.00 feet to the northwesterly corner thereof and said corner being the northeasterly corner of the property described by deed of record in Book 609, page 982, Cole County Recorder's Office; thence leaving the boundary of the aforesaid property described in Book 550, page 916,  $S2^{\circ}47'54''W$ , along the common boundary of said properties described in Book 571, page 238 and Book 609, page 982, 190.00 feet to a common corner thereof, being a point on the southerly line of the aforesaid Lot 15 of Swift and Thompson's Subdivision and the northerly line of the aforesaid Swifts Highway right-of-way; thence  $N87^{\circ}10'20''W$ , along said Swifts Highway right-of-way line, being the southerly line of said Lot 15 and Lot 14 of said Swift and Thompson's Subdivision, also being the southerly boundaries of those properties described by deeds of record in Book 609, page 982, Book 261, page 735, Book 567, page 60 and a certain survey of record in Survey Record Book B, page 290 and subsequent deed of record in Book 629, page 646, Cole County Recorder's Office, 529.70 feet to the southwesterly corner of said Tract A in Survey Record B, page 290 and Subsequent deed of record in Book 629, page 646; thence, along the westerly boundary thereof, the following courses:  $N4^{\circ}09'24''W$ , 94.30 feet; thence  $N10^{\circ}43'37''E$ , 53.00 feet; thence  $N9^{\circ}56'38''E$ , 168.00 feet; thence  $N12^{\circ}25'14''E$ , 65.00 feet; thence  $N2^{\circ}52'39''E$ , 321.94 feet to a point on the north line of the Northwest Quarter of the aforesaid Section 13, said point being on the south line of Block 17 of the aforesaid Morris and Edmonds Subdivision; thence  $S87^{\circ}06'40''E$ , along the south line of said Block 17, 44.27 feet to the southwest corner of Lot 10 thereof; thence leaving the boundary of the aforesaid Tract A and Subsequent deed of record in Book 629, page 646,  $N2^{\circ}35'35''E$ , along the west line of said Lot 10 of Block 17 and along the northerly extension thereof, 149.95 feet to a point on the north line of the aforesaid vacated Morris Street right-of-way, being on the southerly line of Block 14 of said Morris and Edmonds Subdivision, at the southwest corner of Lot 19 thereof; thence  $S87^{\circ}18'25''E$ , along said vacated Morris Street right-of-way line, being the south line of said Block 14 and the easterly extension thereof and along the south line of Block 13 of said Morris and Edmonds Subdivision, 745.86 feet to the southeast corner of Lot 28 of said Block 13, being a point on the westerly line of the aforesaid Myrtle Street right-of-way; thence  $S2^{\circ}48'55''W$ , along said Myrtle Street right-of-way line, being the east end of the aforesaid vacated Morris Street right-of-way and the east line of Lot 1 of Block 18 of said Morris and Edmonds Subdivision, 152.50 feet to the POINT OF BEGINNING.



## City of Jefferson

Department of Planning & Protective Services  
320 E. McCarty St.  
Jefferson City, MO 65101



## Carrie Tergin, Mayor

Janice McMillan, AICP, Director  
Phone: 573-634-6410  
Fax: 573-634-6562

November 24, 2015

Dear Property Owner:

This letter is to notify you that the Jefferson City Board of Adjustment will meet at 7:30 a.m. on the morning of Tuesday, December 8, 2015 in the Council Chambers of the John G. Christy Municipal Building, 320 E. McCarty Street, to consider the following item of business:

**Case No. B15005 – 1200 Myrtle Ave; Conditional Use Permit for Expansion of Private School.** Application filed by Helias High School for a conditional use permit to expand private high school facilities on approximately 14.5 acres including construction of a sports complex. The property is located on the northwest corner of Myrtle Avenue and Swifts Highway and is described as part of lots 13, 14 and 15 of Swift and Thompson's Subdivision, and all of lots 1 thru 10 of Block 17, all of lots 1 thru 14 of Block 18, and part of vacated Morris Street and vacated Elizabeth Street of Morris and Edmonds Subdivision, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

As an adjoining landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, but written comments will be made part of the official record. Written comments may be directed to the Board of Adjustment in one of the following ways:

e-mail: [jcplanning@jeffersoncitymo.gov](mailto:jcplanning@jeffersoncitymo.gov)

fax: Department of Planning & Protective Services, Planning Division, 573-634-6457

mail: Department of Planning & Protective Services / Planning Division  
John G. Christy Municipal Building, 320 E. McCarty Street, Jefferson City, MO 65101

Written comments must be received before 5:00 p.m. Monday, December 7, 2015 and will be copied and distributed to Board members at the meeting. Correspondence and other items received at the time of the meeting will be included in the official record, but may be delivered to the Chairman only; there is no guarantee that copies will be made for distribution to all Board members. Interested parties who are unable to provide written comment in advance are invited to deliver their comments to the Board Chairman at the time of the meeting.

Information regarding this case may be viewed on the Board of Adjustment webpage at:

<http://www.jeffersoncitymo.gov/pps/planning/boardofadjustment.html>

If you have any questions concerning this matter, please feel free to contact me at 573-634-6475.

Sincerely,

Eric Barron, AICP  
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

HICKS, MARK & MARIAN S  
2524 JENNIFER DR  
JEFFERSON CITY, MO 65101  
1310 SWIFTS HWY UNIT G202

RICE, CARL E & MARJORIE A TRUSTEES  
1310 SWIFTS HWY  
UNIT G101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G101

MISSOURI PHARMACEUTICAL ASSN  
211 E CAPITOL AVE  
JEFFERSON CITY, MO 65101  
1310 SWIFTS HWY UNIT G304

KEMNA, LESLIE  
1310 SWIFTS HWY  
#G105  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G105

FERGUSON, ROBERT  
1310 SWIFTS HWY  
#A204  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A204

WASSON, J M  
7002 CALABASH  
NIXA, MO 65714  
1310 SWIFTS HWY UNIT A203

HOHENSTREET, GLORIA  
1310 SWIFTS HWY  
#D105  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D105

PARKER, CHRISTOPHER L  
PARKER, GERALD DOUGLAS TRUST  
PARKER, ANDREW J  
411 CREST DR  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D101

LAMBERT, SHAREN  
1310 SWIFTS HWY  
#D201  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D201

VAHRENBERG, PEGGY JO  
1310 SWIFTS HWY  
#I101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I101

DUNVILLE, MARY A  
1310 SWIFTS HWY  
#I201  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I201

WEISER, JENNIFER L  
1310 SWIFTS HWY  
#I-301  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I301

HOFFMAN, SANDRA K  
TRUSTEES  
14214 RT A  
RUSSELLVILLE, MO 65074  
1310 SWIFTS HWY UNIT I302

WOLFE, MARYLYN E  
1310 SWIFTS HWY  
#H104  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H104

KEARNEY, NEIL E  
1310 SWIFTS HWY  
#H203  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H203

LAND, CLARA  
1310 SWIFTS HWY  
#H-103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H103



HUG, KATIE MAUREEN  
1310 SWIFTS HWY  
#H202  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H202

PRIEST, HAROLD A & SALLY J  
1310 SWIFTS HWY  
#F101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT F101

SMITH, FRANCES M  
1310 SWIFTS HWY  
#H102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H102

DUSHEKE, LEONARD H & ANGELINE C  
1310 SWIFTS HWY  
#F102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT F102

IVEN, ROBIN L  
1310 SWIFTS HWY  
#H101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H101

CROSS, KYLE C  
1310 SWIFTS HWY  
#F-103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT F103

INGALLS, KEVIN L & LINDA J  
1310 SWIFTS HWY  
#P101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT P101

BOLDEN, CLARA  
BOLDEN, RANDALL & LINDA  
1310 SWIFTS HWY  
#K103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT O201

GOEBEL, BARBARA M  
TRUSTEE  
1310 SWIFTS HWY  
#C101  
JEFFERSON CITY, MO 65109-6609  
1310 SWIFTS HWY UNIT C101

CRADER, MARY S  
1310 SWIFTS HWY  
#E103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT E103

RING, IRENE  
% JUDY RING  
TRUSTEE  
8020 MAPLE LN  
PRAIRIE VILLAGE, KS 66208  
1310 SWIFTS HWY UNIT C102

DILLARD, CATHY A  
1310 SWIFTS HWY  
#E102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT E102

BARNES, MICHAEL L & DENISE E  
TRUSTEES  
1310 SWIFTS HWY  
C-103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT C103

BUCHTA, GREGORY G & LAURA  
1208 MYRTLE AVE  
JEFFERSON CITY, MO 65109  
1208 MYRTLE AVE

LENGER, DWIGHT A & DONNA  
1403 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1403 SWIFTS HWY

HOUSING AUTHORITY OF JEFFERSON CITY  
PO BOX 1029  
JEFFERSON CITY, MO 65102  
1000 DULLE ST

CARR, PATRICIA L  
1405 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1405 SWIFTS HWY

ROLING, RAYMOND J & LORRAINE M  
902 SOUTHWEST BLVD  
JEFFERSON CITY, MO 65109  
1310 LINDEN DR REAR

MARCANTONIO, JAMES G SR & FERN O  
1407 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1407 SWIFTS HWY

VILLA PANORAMA LTD  
1310 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G

MCKINLEY, JACOB J  
1409 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1409 SWIFTS HWY

MILLER, CHRISTOPHER G  
1310 SWIFTS HWY  
#G-201  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G201

LEPPER, WILLIAM C & MARY T  
TRUSTEES  
1411 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1411 SWIFTS HWY

MEYER, CHARLES CLAY & RENEE M  
2200 N ALBANY  
BOLIVAR, MO 65613  
1310 SWIFTS HWY UNIT G303

BOND, GARY W II & BILLYE  
1413 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1413 SWIFTS HWY

SIMMONS, CHIQUITA  
PO BOX 104631  
JEFFERSON CITY, MO 65110-4631  
1310 SWIFTS HWY UNIT G203

NACY, PETER A & PATRICIA J  
1415 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1415 SWIFTS HWY

SMITH, CARL N II  
1310 SWIFTS HWY  
UNIT G104  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G104

OLD, MARY A  
1511 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1511 SWIFTS HWY

BRONSON, DONNA J  
1310 SWIFTS HWY  
UNIT G103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G103

HOSE, ANTHONY & STEPHANIE  
2103 S COUNTRY CLUB DR  
COLUMBIA, MO 65201  
1603 SWIFTS HWY



CLUTTER, DENISE E  
1310 SWIFTS HWY  
UNIT G102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT G102

DEEKEN, ROBERT E SR  
1310 SWIFTS HWY  
#D205  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D205

GLASSNER, RICHARD H & TERRI M  
1310 SWIFTS HWY  
#K101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT K101

KRUSE, DONALD J & GRACE D  
1310 SWIFTS HWY  
I-102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I102

WEHMEYER, KATHLEEN M  
1310 SWIFTS HWY  
#K102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT K102

HAMMEN, JAMES O & A VICTORIA  
TRUSTEES  
1310 SWIFTS HWY  
#I103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I103

BOLDEN, CLARA C  
1310 SWIFTS HWY  
UNIT K103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT K103

DUNVILLE, TIMOTHY E  
1310 SWIFTS HWY  
#I202  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I202

KLEIN, COLLEEN S & MICHAEL LEE  
1310 SWIFTS HWY  
UNIT J103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT J103

SCHROEDER, ELSIE T  
1310 SWIFTS HWY  
#I203  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT I203

VAHRENBERG, EMIL L & VIVIAN A  
TRUSTEES  
1310 SWIFTS HWY  
#J102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT J102

LANGE, WILLIAM H & JAN M  
1310 SWIFTS HWY  
#H201  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT H201

WALZ, JUDY E  
1310 SWIFTS HWY  
#J101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT J101

BOLDEN, CLARA C  
1310 SWIFTS HWY  
#K103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT O101

NEILL, LAWRENCE D  
TRUSTEE  
5217 HWY 50 W  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT E101

R & S BUILDERS  
% SUSAN A MOORE  
206 MADELINES PARK CIR  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A102

STAYTON, WANDA M  
1206 MYRTLE AVE  
JEFFERSON CITY, MO 65109  
1206 MYRTLE AVE

BUCKLEY, PAUL S III  
1310 SWIFTS HWY  
UNIT A-103  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A103

WILDER, JUDY  
1501 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1501 SWIFTS HWY

FORD, MICHELLE M  
DUKE, MICHAEL E  
1310 SWIFTS HWY  
#A104  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A104

FRANK, STEPHEN O & JANE M  
2714 SCHOTT RD  
JEFFERSON CITY, MO 65101  
1505 SWIFTS HWY

DAVENPORT, VICKIE A  
1310 SWIFTS HWY  
#A202  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A202

BRUNS, HOWARD L & MARIE A  
1507 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1507 SWIFTS HWY

BROWN, DAN W & KATHY  
10659 LAKEMONT DR  
ROLLA, MO 65401  
1310 SWIFTS HWY UNIT A201

BROWN, LINDA D  
1509 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1509 SWIFTS HWY

BOOK, JOHN E & JEANETTE F  
1310 SWIFTS HWY  
#B204  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT B204

RIOLA, MERLITA B  
1601 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1601 SWIFTS HWY

HOUSING AUTHORITY OF JEFFERSON CITY  
PO BOX 1029  
JEFFERSON CITY, MO 65102  
1010 ELIZABETH ST A-B

COFFMAN, SUSAN L  
% IDEL, DORIS E  
IDEL, DORIS E  
2421 COUNTRY CLUB DR  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT B201

LUEBBERT, JAMES J & RAMONA E  
1310 SWIFTS HWY  
#A-101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT A101

LEYDENS, HAROLD L & M FRANCES  
2343 HATTING PL  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT B104



BOON, N NADINE  
35 EAGLE COVE LN  
ST CHARLES, MO 63303  
1310 SWIFTS HWY UNIT B103

HIGHTOWER, LARRY W &  
CROSS, G DENISE  
1310 SWIFTS HWY #B101  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT B101

TAYLOR, REBECCA M  
1310 SWIFTS HWY #B-102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT B102

SMITH, SARA R  
1310 SWIFTS HWY  
#D104  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D104

MEHRHOFF, STANLEY E  
PO BOX 1761  
JEFFERSON CITY, MO 65102  
1310 SWIFTS HWY UNIT D103

CASTROP, MARK A  
1310 SWIFTS HWY  
#D102  
JEFFERSON CITY, MO 65109  
1310 SWIFTS HWY UNIT D102

RITTER, JOSEPH E ARCHBISHOP OF  
% HELIAS HIGH SCHOOL  
ST LOUIS HELIAS HIGH SCHOOL  
1305 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1305 SWIFTS HWY

GAYDOS, JOHN R  
BISHOP OF DIOCESE OF JEFFERSON CITY  
PO BOX 104900  
JEFFERSON CITY, MO 65110  
1200 MYRTLE AVE (*Subject Property*)  
1410 SWIFTS HWY  
1414 SWIFTS HWY  
1307 Swifts Hwy  
1106 Myrtle Ave

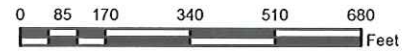
THOMAS, JAMES J & ELIZABETH W  
MCELWAINE, KEITH A & JULIE  
1301 VISTA TIERRA  
JEFFERSON CITY, MO 65109  
1404 SWIFTS HWY

CRAWFORD, JOSHUA A & AMANDA B  
1406 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1406 SWIFTS HWY

RODEMAN, LINDA K  
1412 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1412 SWIFTS HWY

CAPITAL CITY CHRISTIAN CHURCH  
1512 SWIFTS HWY  
JEFFERSON CITY, MO 65109  
1512 SWIFTS HWY

Case No. B15005  
Conditional Use Permit  
Private High School Sports Complex  
1200 Myrtle Ave.



185 ft. Notification Buffer

